
CITY OF MEDINA
PLANNING COMMISSION
SPECIAL PUBLIC HEARING

January 25, 2005
7:00 p.m.

Medina City Hall
501 Evergreen Point Road

CALL TO ORDER

January 25, 2005, Planning Commission meeting called to order by Chair
Lostrom, 7:09 p.m.

ROLL CALL

Present:

Chair Mark Lostrom, Vice Chair Mark Nelson
Commissioners: Holly Greenspoon, Bret Jordan and Jim Lawrence

Absent and Excused:

Robert Brog and Debra Ricci

Staff Present:

Joseph Gellings, Director of Development Services and Rachel Baker,
Administrative Assistant
Consultants: Dan Nickel, The Watershed Company and Paul Inghram, Berryman
and Henigar

Comprehensive Plan (CP) and Critical Areas Ordinance (CAO)

DISCUSSION (7:10 p.m.)

During discussion, the Commission agreed to the following changes:

- (CP) Page 8, inside table; change to “grocery store”
- (CP) Page 12, Land Use Plan; change language to, “It is important to the community that such uses as the Post Office, and facilities such as the Medina grocery store, City Hall, clock tower and water tower be retained due to their contribution to the City.”
- (CP) Page 13; remove sentence at top, following previous change
- (CP) Page 13; remove “function” from sentence
- (CP) Page 13, line 1; should read, “Historical buildings should be retained for future generations when feasible.”
- (CP) Page 50, line 29; remove “due to space constraints”

PUBLIC HEARING (7:30 p.m.)

Lostrom opened Public Hearing at 7:30 p.m.

Arthur Dietrich, 707 Overlake Drive East, Medina (7:31 p.m.)

Dietrich requested zoning map corrections for properties located in block 11 of Overlake Drive East, between Lake Washington Boulevard and Northeast Seventh Street.

Lucius Biglow, 2425 Evergreen Point Road, Medina (7:35 p.m.)

Biglow referenced Parks and Open Space Element; Parks and Open Space Plan, page 48, line 27, and suggested Medina's parks serve the needs of both, residents in Medina and surrounding communities.

Anthony Pagones, 2643 Evergreen Point Road, Medina (7:37 p.m.)

Pagones owns a one-acre parcel in zone R-20, which is located on the lakefront with steep slope area. Resident stated architects are currently planning a beach home along the water and addressed concerns regarding property values and homeowner building rights related to the Critical Areas Ordinance.

Steve Johnson, 3261 Evergreen Point Road, Medina (7:47 p.m.)

Johnson owns property in zone, R-20 on a steep slope. Resident indicated he was unaware of Critical Areas Ordinance and expressed concern regarding how Ordinance would affect property and ability to construct an adequate house.

Ron Santi, 7842 NE Eighth, Medina (7:52 p.m.)

Santi owns lot in zone, R-16 and indicated he would like to see a policy encouraging short platting of "large lots" into smaller lots, which are similar in character with surrounding neighbors. Resident questioned if the Commission addressed language regarding non-residential use and if the public was meaningfully noticed about the Comprehensive Plan and Critical Areas Ordinance.

Wilma Edmonds, 7721 NE 24th, Medina (7:54 p.m.)

Resident complimented the Planning Commission and staff for their work reviewing the Comprehensive Plan and Critical Areas Ordinance and thanked Gellings for meeting with her to help her understand the documents. Edmonds stated she has read information in the newsletters for months and remarked about the "endless" noticing for the Comprehensive Plan and Critical Areas Ordinance.

Lostrom closed Public Hearing, 7:56 p.m.

DISCUSSION

Lostrom stated comments from Biglow and comments regarding grandfathering eligibility would be forwarded to City Council by the Planning Commission.

Gellings indicated staff would review miscellaneous categories, including Tsunami Hazards, prior to inclusion with City Council packet.

Nelson requested Council review Preface, page one, line 47, as to whether deletion was intended.

Lawrence suggested John Frost be contacted for accurate information regarding original use of Post Office, page 6, line 31.

During discussion, Planning Commission agreed to the following:

- Re-review of Medina creek classification
- Critical Areas Ordinance, page 15, d; notation that “all” criteria should be met
- Include a definition for Wetland Mitigation Bank
- (CP) Page 3, lines 28 and 37; change “fully-developed” to “essentially developed”
- (CP) Page 9, lines 64 and 86; highlight “expectation” and “capacity”
- (CP) Page 11, lines 15 and 16; correct number of city staff in final draft
- (CP) Page 11, line 71; chapter should read “17.56.055”
- Include definition for Special Planning Area
- Capitalize categories on zoning map
- Identify “Town of Clyde Hill” as “City of Clyde Hill” on zoning map
- Call out abbreviations in documents
- (CP) Page 21, line 13; change “historical” to “existing”
- (CP) Page 21, line 50; use consistent language
- (CP) Page 21, line 55; recommend language change to, “standards recommended by Park Board should be considered”
- (CP) Page 50, line 60; identify both schools as private schools

<p>MOTION LAWRENCE, SECOND NELSON, TO FORWARD COMPREHENSIVE PLAN AND CRITICAL AREAS ORDINANCE IN PRESENT FORM WITH DISCUSSED CHANGES, INCLUDING PUBLIC HEARING COMMENTS FROM TONIGHT AND PREVIOUS PUBLIC HEARINGS, ALL WRITTEN COMMENTS PROVIDED TO PLANNING COMMISSION, AND SUPPORTING DOCUMENTS FROM STAFF AND CONSULTANTS; FOLLOWING DISCUSSION, MOTION PASSED 4-1, JORDAN OPPOSED, 9:22 P.M.</p>
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ADJOURNMENT

MOTION JORDAN, SECOND LAWRENCE TO ADJOURN JANUARY 25, 2005 SPECIAL PUBLIC HEARING, MOTION PASSED UNANIMOUSLY, 9:22 P.M.
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January 25, 2005 Special Public Hearing adjourned 9:22 p.m.

The next regular Planning Commission meeting is scheduled for Tuesday,
February 1, 2005, 7:00 p.m.

Minutes taken by:

Rachel Baker
Administrative Assistant